

CONTACT:

**CHAD HARRIS @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822**

APN: 138-25-503-003

ZONED: C-1

12' x 24' CENTER MOUNT WITH OFFSET

40' OVERALL HEIGHT

NO ADJACENT ON-PREMISE SIGN WITHIN 100'

NO ADJACENT OFF-PREMISE SIGN WITHIN 300'

NO ADJACENT OFF-PIKE
NO R ZONE WITHIN 300'

SCALE 1" = 20'



TYPE OF SIGN:

12' X 24' OFF-PREMISE SIGN

40" OVERALL HEIGHT

24' OVERALL WIDTH

336' SQUARE FT.

HALLOGEN LIGHTING

NONE

LOCATION:

TEGAS DI

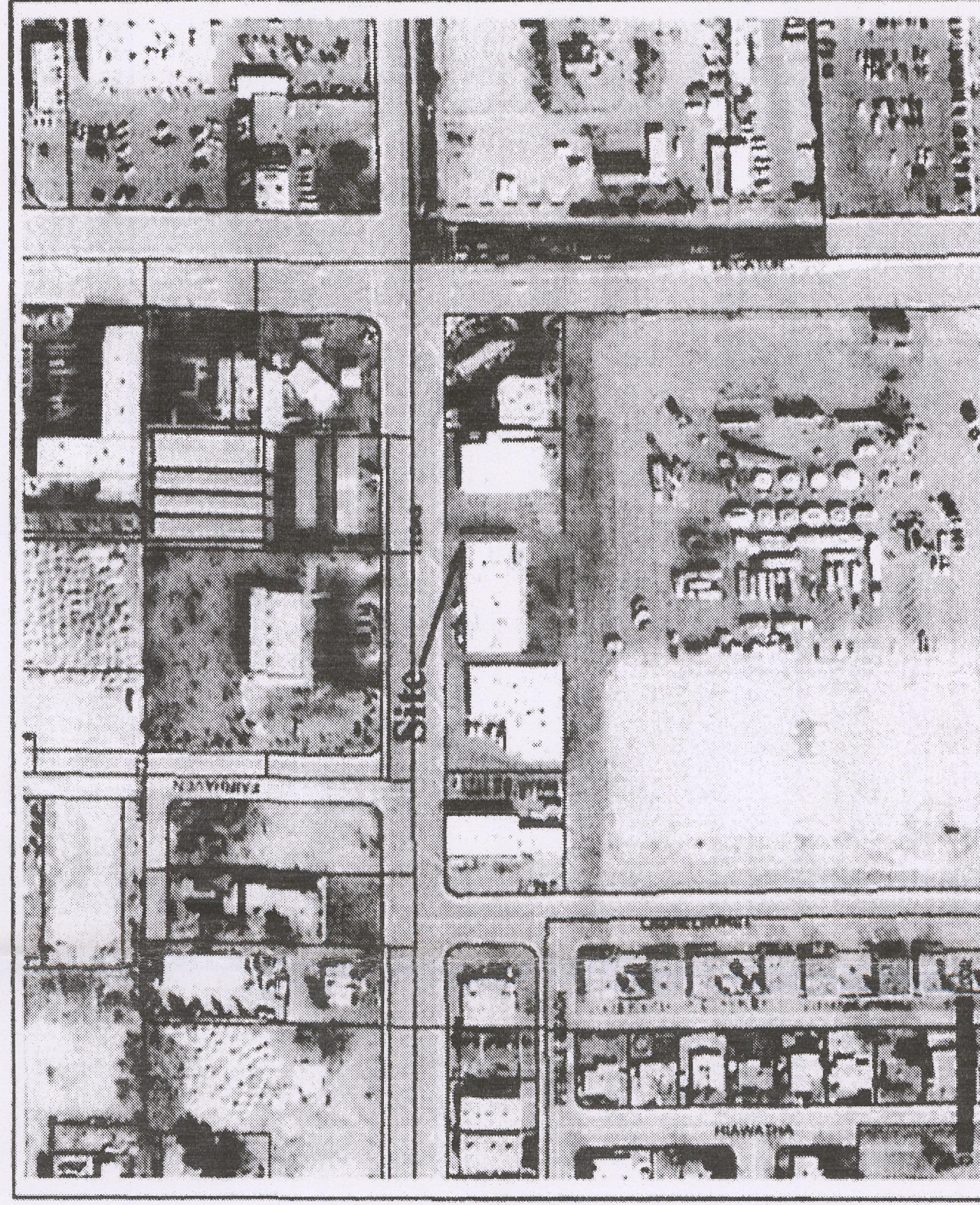
LEADING EDGE OF SIGN.

15' FRONT SE

27' FRONT SETBACK FROM VEGAS DR. TO CENTER OF COLUMN.

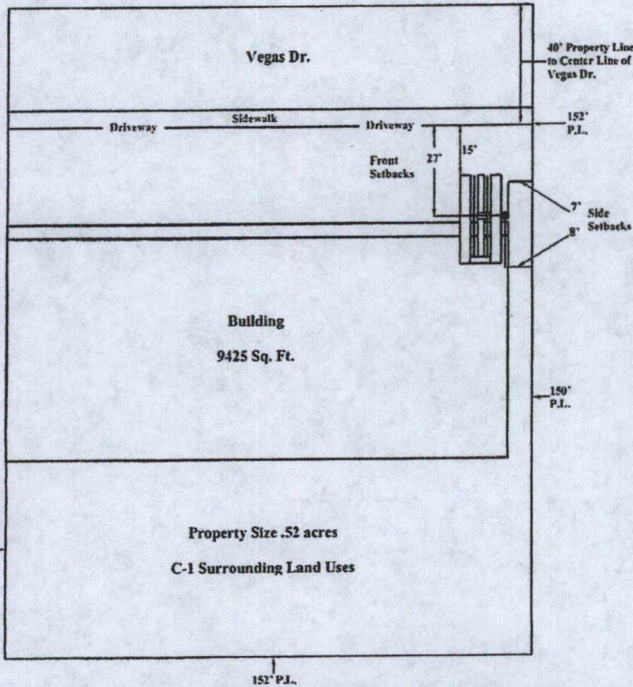
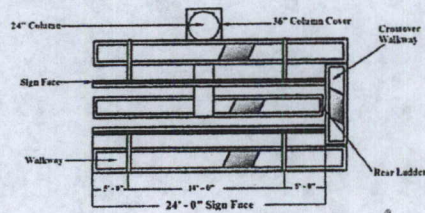
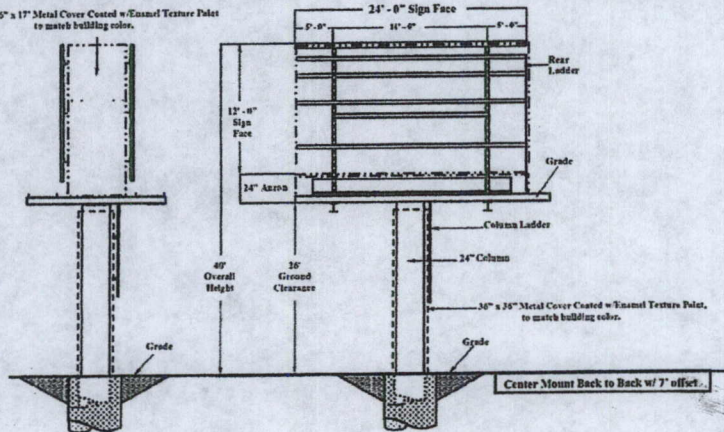
7' SIDE SETBACK FROM EAST PROPERTY LINE TO EDGE OF COLUMN.

8' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN.



NOV 1 12 2013
RECEIVED

36" x 17" Metal Cover Coated w/ Enamel Texture Paint to match building color.



PROPERTY OWNER: WING GAY FONG TRUST
1553 N. DECATUR BLVD.
LAS VEGAS, NV 89108

PROPERTY ADDRESS: 1571 N. DECATUR BLVD.
LAS VEGAS, NV 89108

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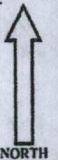
40' OVERALL HEIGHT

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NO R ZONE WITHIN 300'

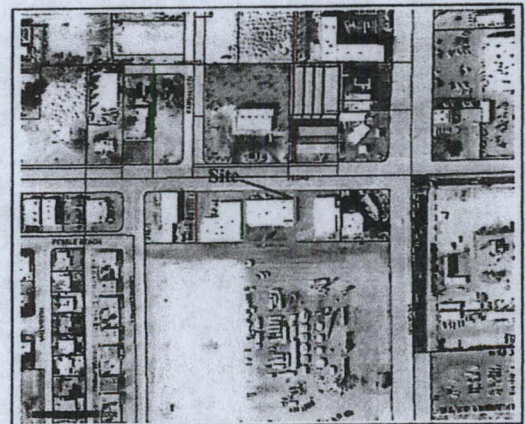
SCALE 1" = 20'



SIGN ANALYSIS TABLE

TYPE OF SIGN:	12' x 24' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	24' OVERALL WIDTH
SIGN AREA:	336' SQUARE FT.
ILLUMINATION TYPE:	HALOGEN LIGHTING
ANIMATION:	NONE

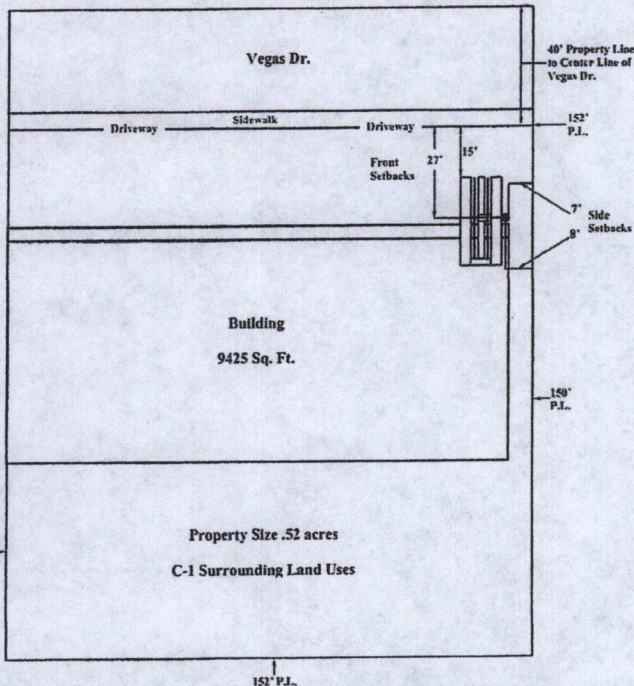
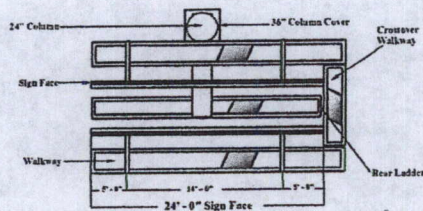
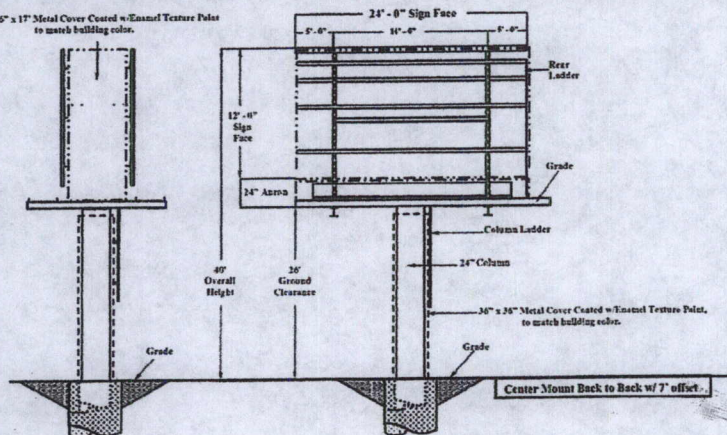
LOCATION:
15' FRONT SETBACK FROM VEGAS DR. TO LEADING EDGE OF SIGN.
27' FRONT SETBACK FROM VEGAS DR. TO CENTER OF COLUMN.
7' SIDE SETBACK FROM EAST PROPERTY LINE TO EDGE OF COLUMN.
8' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN.



RQR-51555

NOV 1 2013
RECEIVED

36" x 17" Metal Cover Coated w/Embossed Texture Paint to match building color.



PROPERTY OWNER: WING GAY FONG TRUST
1553 N. DECATUR BLVD.
LAS VEGAS, NV 89108-1204

PROPERTY ADDRESS: 1571 N. DECATUR BLVD.
LAS VEGAS, NV 89108

CONTACT: CHAD HARRIS @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

APN: 138-25-503-003

ZONED: C-1

12' x 24' CENTER MOUNT WITH OFFSET

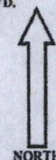
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NO R ZONE WITHIN 300'

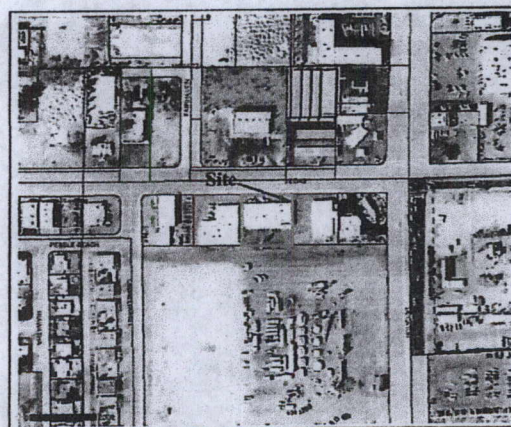
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ANIMATION:	NONE

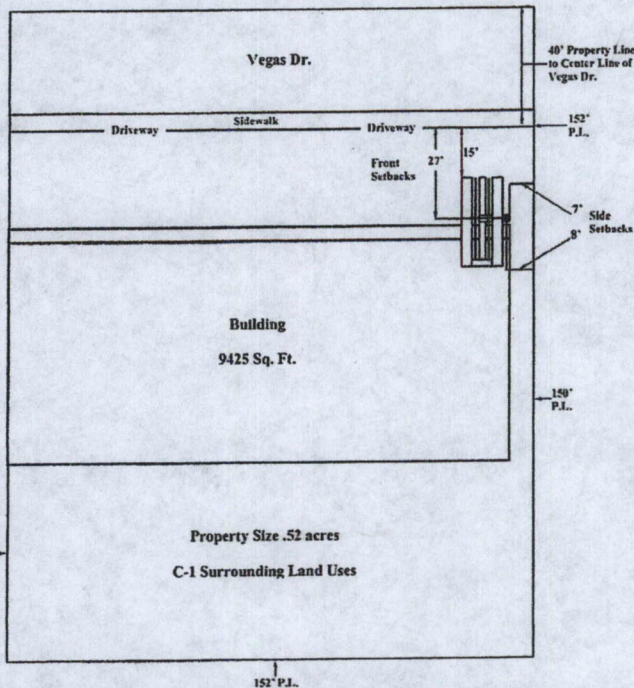
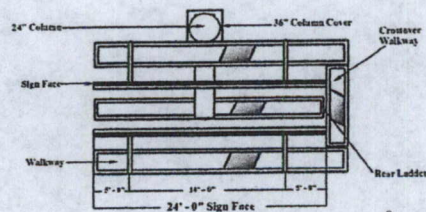
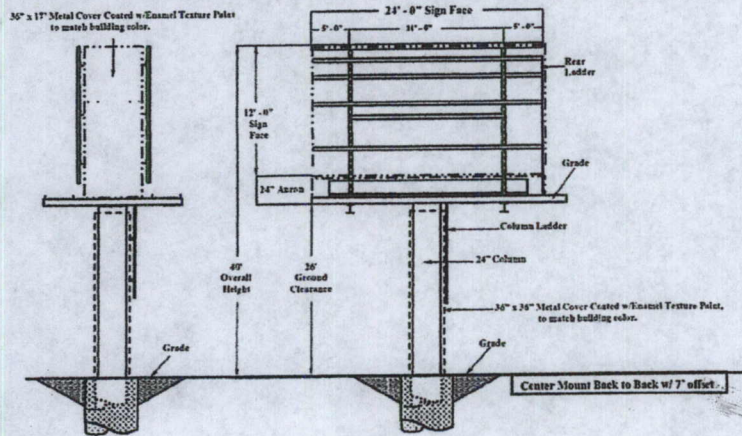
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RQR-51555

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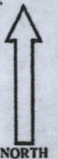
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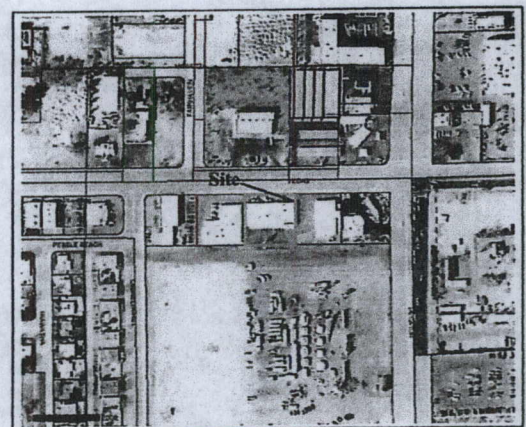
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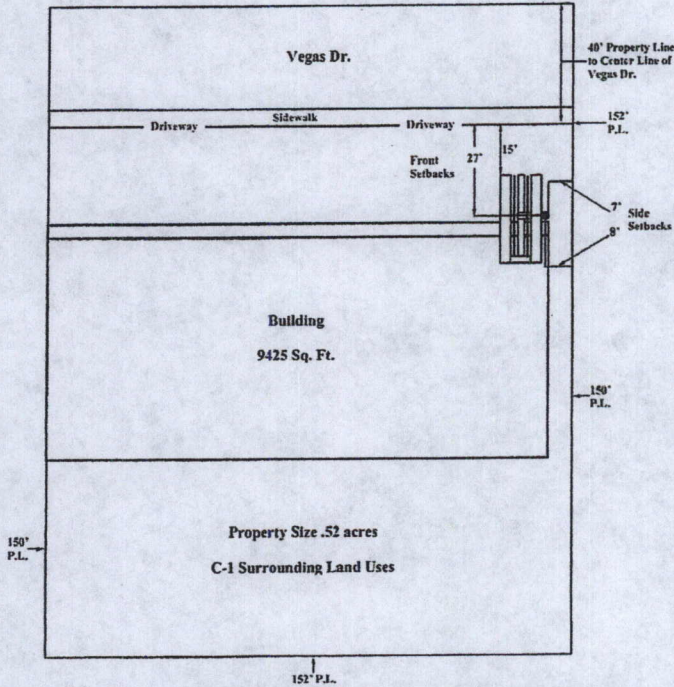
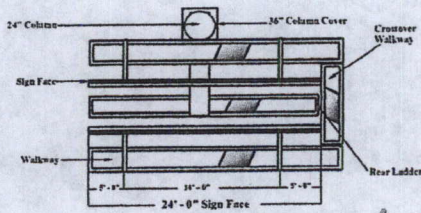
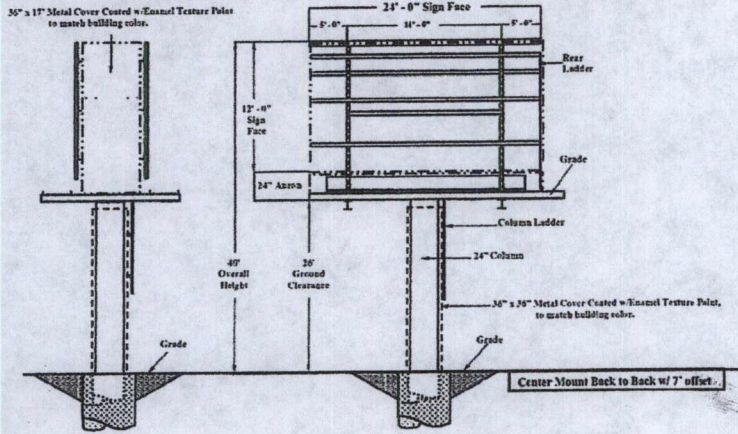
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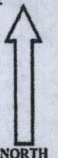


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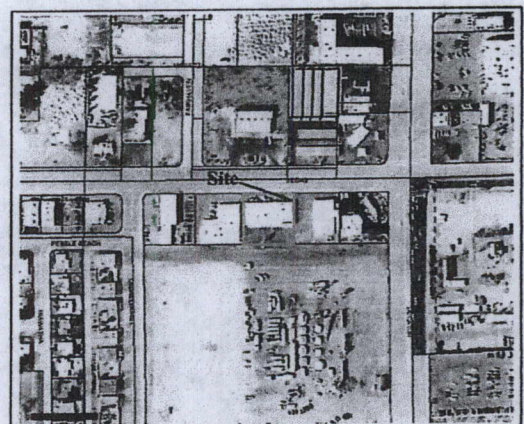
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RQR-51555



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 23, 2013

Mr. Ken Fong
Fong Imperial Plaza LP
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-51555 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2013

Dear Mr. Fong:

The City Council at a regular meeting held December 18, 2013, APPROVED the Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2013. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3061).
2. This Special Use Permit shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
3. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
5. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

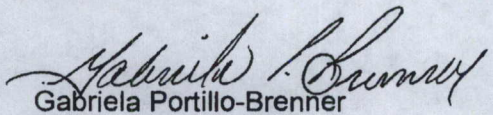
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Ken Fong
RQR-51555 - Page Two
December 23, 2013

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

December 5, 2013

Mr. Ken Fong
Fong Imperial Plaza LP
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

**RE: RQR-51555 - REQUIRED REVIEW - SPEICAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 18, 2013**

Dear Applicant:

Please be advised the City Council at its regular meeting on *December 18 2013* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will available on-line on *Thursday, December 12, 2013* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:nl

cc:

Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

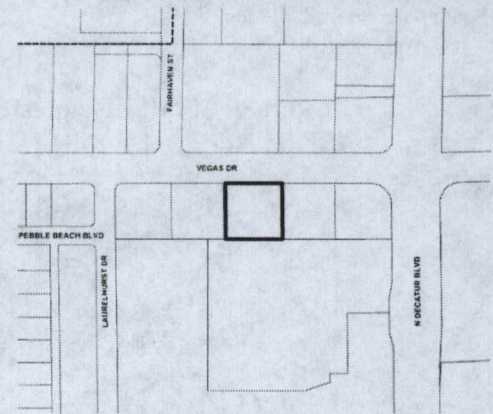
www.lasvegasnevada.gov



Application Information

RQR-51555 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - For possible action on a Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

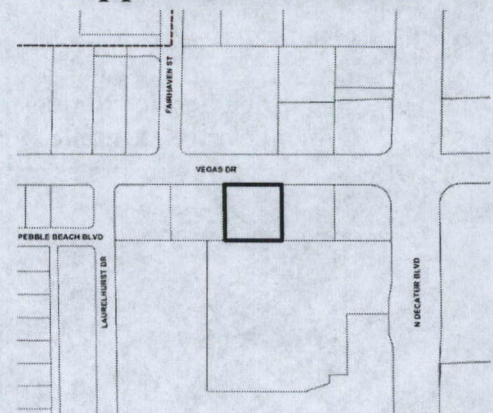
Meeting: City Council
Date: *December 18, 2013*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For further information, including the full staff report, please call (702) 229-6311 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

RQR-51555 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - For possible action on a Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Application Location



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Meeting: City Council
Date: *December 18, 2013*
Time: 1:00 P.M.
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495 South Main Street
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Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: November 25, 2013
Re: **December 18, 2013 City Council No Comment Items** Various

CONDITIONS OF APPROVAL:

We have no comment on the following items for the December 18, 2013 City Council Meeting:

EOT-51918 (SUP-29206)
RQR-49214 (U-0315-94)
RQR-51546 (U-0069-98)
RQR-51547 (U-0034-01)
RQR-51552 (SUP-2758)
RQR-51555 (SUP-3061)

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

RQR-51555 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - For possible action on a Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

CITY COUNCIL: DECEMBER 18, 2013

CASE PLANNER: JOHN GRIDER



PUBLIC HEARING

Comments Due: NOVEMBER 26, 2013

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Nora Lares** (nlares@lasvegasnevada.gov) and **John Grider** (jgrider@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 11/19/2013 12:23 PM**Submitted By**

Page 1

A/P # 51555 **REQUIRED REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	11/12/2013 14:17	984743	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

RQR-51555 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: APPLICANT: LAS VEGAS BILLBOARDS - OWNER: FONG IMPERIAL PLAZA, LIMITED PARTNERSHIP - For possible action on a Required Review of an approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow).

Parent A/P #	3061		
Project #	51555	Project/Phase Name	FONG IMPERIAL PLAZA, LIMITED P
Size/Area	0.52 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 13825503003

Location 1571 N DECATUR BLVD

Owner/Tenant

Contact ID	AC1375443	Name	FONG IMPERIAL PLAZA L P	
Mailing Address	1553 N DECATUR BLVD	Organization		
City	LAS VEGAS	State/Province	NV	
ZIP/PC	89108-1204	Country		☐ Foreign
Day Phone		Evening Phone		
Fax		Mobile #		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses1571 N DECATUR BLVD
LAS VEGAS, 89108-1559 N DECATUR BLVD
LAS VEGAS, 89108-1581 N DECATUR BLVD
LAS VEGAS, 89108-1575 N DECATUR BLVD
LAS VEGAS, 89108-1577 N DECATUR BLVD
LAS VEGAS, 89108-

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 11/19/2013 12:23 PM**Submitted By**

Page 2

Address**Parcel Link****A/P Link**1573 N DECATUR BLVD
LAS VEGAS, 89108-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13825503003

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1375443 ☐ Foreign
Effective		Expire			
Name	FONG IMPERIAL PLAZA L P				
Day Phone		Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	1553 N DECATUR BLVD LAS VEGAS, NV 89108-1204				
Seasonal Addr					
Valid From		To			
Comments	No Comments				
CONTACT ADDITIONAL					

WORKCARD: Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 11/19/2013 12:23 PM**Submitted By**

Page 3

Applicants/Contacts

Primary	Y	Capacity	APPL	Contact ID	AC576551	☐ Foreign
Effective		Expire				
Name	LAS VEGAS BILLBOARDS					
Day Phone	(702)837-7822 x	Eve Phone		Organization		
Pager		PIN #		Position		
Fax	(702)837-7821	Mobile		Profession		
E-Mail						
Address	5665 S. VALLEY VIEW BLVD. SUITE 4 LAS VEGAS, NV 89118					

Seasonal Addr**Valid From** **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
Orientation Attended					

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	11/12/2013 14:27	300.00
NOTIFICATION & ADVERTISING FEE	P	11/12/2013 14:27	500.00
Total Unpaid		0.00	Total Paid 800.00

Inspections

There are no Inspections for this Report

Review Activities

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
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Comments

Report Date 11/19/2013 12:23 PM

Submitted By

Page 4

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

592993

DEVCO

1

Incomplete



11/12/2013 14:28

Activity Review Details

Detail SUBMITTAL CHECKLIST (RQR)

Modified By NEDDOWES

Modified Date/Time 11/12/2013 14:17

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
Y Site Plans (2 copies)
Y Laser Print Site Plan
Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project #

A/P Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council?

Will this go DIRECTLY to City Council?

Hearing Type

Y Parent Project link required?

Public or Admin? PUBLIC

Required three year

Review

Parent Application Type SUP

Is there a condition of approval for a Required Review?

Parent Project # 3061

If yes, when does it need to be reviewed?

N Is this an Alcohol related Application?

Staff Recommendation

Meeting Information

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 11/19/2013 12:23 PM

Submitted By

Page 5

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

12/18/2013

CC

SCHEDULED

0

0

0

JGRIDER

10/07/2013

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

984548

GRIDER JR.

JOHN

P

Planning x6711

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 11/12/2013 14:29
CHAD HARRIS, 702.837.7822, LAS VEGAS BILLBOARDS LLC CK 12818, \$300.00 & CK 12819, \$500.00

0.00

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ONE 40-foot tall, 12 foot x 24-foot off premise
 Project Address (Location) 1571 N. Decatur Blvd, Las Vegas
 Project Name Las Vegas Billboards Proposed Use Billboard
 Assessor's Parcel #(s) 138-25-503-003 Ward # Rocky Barlow
 General Plan: existing V proposed Zoning: existing G1 proposed
 Commercial Square Footage ONE 40' tall, 12' x 24' off premise billboard Floor Area Ratio
 Gross Acres Lots/Units Density
 Additional Information

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NOV 17 2013

PROPERTY OWNER <u>Fong Imperial Plaza, LLC</u>	Contact <u>Ken Fong</u>
Address <u>1553 N. Decatur Blvd</u>	Phone: <u>203-6170</u> Fax: <u>646-4277</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89108</u>
E-mail Address <u>Kennethfong2003@yahoo.com</u>	

APPLICANT <u>Las Vegas Billboards</u>	Contact <u>Chad Harris</u>
Address <u>5665 S. Valley View Blvd</u>	Phone: <u>837-7822</u> Fax: <u> </u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89118</u>
E-mail Address <u>Chad@LasVegasBillboards.com</u>	

REPRESENTATIVE <u>Las Vegas Billboards</u>	Contact <u>Chad Harris</u>
Address <u>5665 South Valley View Blvd. #4</u>	Phone: <u>837-7822</u> Fax: <u>837-7821</u>
City <u>Las Vegas</u>	State <u>NV</u> Zip <u>89118</u>
E-mail Address <u>Chad@LasVegasBillboards.com</u>	

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Kenneth W. Fong

Subscribed and sworn before me

This 22 day of October, 20 13

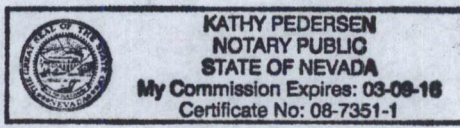
Kathy Pedersen

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # <u>RQR-51555</u>
Meeting Date: <u>12/18/13</u>
Total Fee: <u>800.00</u>
Date Received: <u>11/12/13</u>
Received By: <u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.





DEPARTMENT OF PLANNING

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STATEMENT OF FINANCIAL INTEREST

RQR-51555

Case Number: 50P-3061 APN: 138-25-503-003

Name of Property Owner: Fong Imperial Plaza Limited Partnership

Name of Applicant: Las Vegas Billboards

Name of Representative: Chad Harris

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Kenneth W. Fong

Print Name: Kenneth W. Fong

Subscribed and sworn before me

This 22 day of October, 20 13

Kathy Pedersen
Notary Public in and for said County and State



Justification Letter

Property:

Fong Imperial Plaza LP
1553 N. Decatur Blvd.
Las Vegas, NV 89108

Applicant:

Las Vegas Billboards
5665 S. Valley View Blvd., #4
Las Vegas, NV 89118

RE: RQR-51555 – Required Review – Special Use Permit

Previous Case: SUP-3061

1571 N. Decatur Blvd. (APN 138-25-503-003)

This required review for the billboard structure meets or exceeds the following criteria:

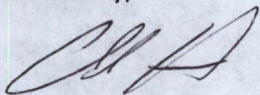
It is within the Off-Premise Sign overlay zone.

It meets all zoning requirements.

It meets all setback requirements.

It meets all separation distances from other Off-Premise Signs.

Sincerely,



Chad Harris

RQR-51555

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NOV 11 2013



DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; multiple related applications shall be addressed in a single comprehensive letter. This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

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Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

<i>Sustainability (if applicable – if yes, please explain)</i>	<i>Yes</i>	<i>No</i>
Will this project participate in the City of Las Vegas Green Building Program?		X
Will this project be constructed to LEED or other equivalent standards?		X
Will this project utilize alternative energy sources or water savings measures?		X
Is there connectivity to adjacent parcels?		X
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)?		X
Is the project using any means of sustainable construction?		X
Will this project meet the intent of the Urban Forestry Initiative?		X
Will the project provide any bicycle parking?		X
Will the project provide any electric vehicle recharging stations?		X

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have original signature of named owner, applicant or representative from SOFI & identified as such.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 16, 2010

Mr. Ken Fong
Fong Imperial Plaza Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: RQR-39499 – REQUIRED REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Mr. Fong:

The City Council at a regular meeting held December 15, 2010, APPROVED the Required Review of a previously approved Special Use Permit (SUP-3061) FOR A 40-FOOT TALL, 12-FOOT X 24-FOOT OFF-PREMISE SIGN at 1571 North Decatur Boulevard (APN 138-25-503-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010. This approval is subject to:

Planning and Development

1. This Special Use Permit (SUP-3061) shall be reviewed in three (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
2. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
4. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit (SUP-3061) shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09

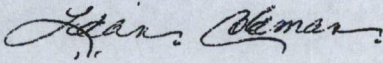
RQR-51555

Printed with environmentally friendly soy ink.

Mr. Ken Fong
RQR-39499 – Page Two
December 16, 2010

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

RQR-51555



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



040507

December 4, 2003

Mr. Ken Fong
Wing Gay Fong
1571 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: SUP-3061 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 3, 2003

Dear Mr. Fong:

The City Council at a regular meeting held December 3, 2003 considered the Appeal filed by Las Consulting, Inc. from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN: 138-25-503-003), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on December 4, 2003. This approval is subject to:

Planning and Development

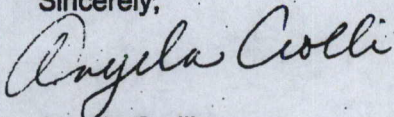
1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.
2. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The off-premise advertising (billboard) sign support pole shall be redesigned to include finish materials to complement the existing on-site building.

RQR-51555

Mr. Ken Fong
SUP-3061 - Page 2
December 4, 2003

5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the off-premise advertising (billboard) sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
7. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Steve Ranney
Las Vegas Billboards
4611 South Las Vegas Boulevard
Las Vegas, Nevada 89119

RQR-51555

Affix R.P.T.T.s 7,540.00
93-04-0717-AG

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PACIFIC DEVELOPMENT GROUP II-NEVADA, A CALIFORNIA
GENERAL PARTNERSHIP

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey to FONG & ASSOCIATES-MEADOWS, LTD., II, A NEVADA LIMITED PARTNERSHIP, as to
an undivided 87.6355% interest, and ELIZABETH GIBSON, a married woman as to
an undivided 4.8387% interest, and SUSAN KAY FONG, TRUSTEE OF THE SUSAN FONG'S SEPARATE
PROPERTY TRUST, as to an undivided 3.7629% interest AND KENNETH WAYNE FONG, TRUSTEE OF THE
KEN FONG'S SEPARATE PROPERTY TRUST, as to an undivided 3.7629% interest
all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

"SEE THE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR THE
COMPLETE LEGAL DESCRIPTION."

SUBJECT TO: GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1993-94.
COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS
RIGHTS OF WAY AND EASEMENTS NOW OF RECORD.

APN 350-486-002-005 AND 350-486-C12 AND 013

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness BY MY hand ON this 18TH day of AUGUST, 19 93
PACIFIC DEVELOPMENT GROUP II-NEVADA, A CALIFORNIA GENERAL PARTNERSHIP BY:
DENNIS M. BERRYMAN, TRUSTEE OF THE BERRYMAN ARN K. YOUNGMAN, TRUSTEE OF THE YOUNGMAN
FAMILY TRUST ITS GENERAL PARTNER TRUST ITS GENERAL PARTNER
BY: DENNIS M. BERRYMAN, TRUSTEE BY: ARN K. YOUNGMAN, TRUSTEE

STATE OF CALIFORNIA
COUNTY OF ORANGE

} ss.

On August 26, 1993 before me, Jana L. Vickery
personally appeared Dennis M. Berryman and Arn K. Youngman

_____ personally known to me (or proved
to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).
and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Jana L. Vickery



(This area for official notarial seal)

United Title of Nevada



4100 W. Flamingo Suite 1000
Las Vegas, Nevada 89103
702-362-6500

MAIL TAX STATEMENTS TO: MR. WING FONG
WING FONG ENTERPRISES
1553 North Decatur Blvd.
Las Vegas, Nevada

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EXHIBIT A

PARCEL 3:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF COMMON LOTS "S" IN "SOUTH SHORES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 42, PAGE 02 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RAMPART BOULEVARD (VARYING WIDTH); THENCE SOUTH 38°25'18" WEST ALONG SAID RIGHT-OF-WAY LINE, 39.20 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 37°07'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 20.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 37°07'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 199.18 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 38°25'18" WEST ALONG SAID RIGHT-OF-WAY LINE, 9.83 FEET; THENCE SOUTH 55°02'57" EAST, 174.84 FEET; THENCE NORTH 34°57'03" EAST, 142.84 FEET; THENCE NORTH 55°02'57" WEST 5.00 FEET; THENCE NORTH 34°57'03" EAST, 66.00 FEET; THENCE NORTH 55°02'57" WEST, 161.71 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF COMMON LOT "S" IN "SOUTH SHORES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 42, PAGE 02 OF PLATS, IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RAMPART BOULEVARD (VARYING WIDTH); THENCE SOUTH 38°25'18" WEST ALONG SAID RIGHT-OF-WAY LINE, 39.20 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 37°07'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 0.87 FEET; THENCE SOUTH 55°02'57" EAST, 438.95 FEET; THENCE SOUTH 34°57'03" WEST, 72.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°02'57" EAST, 80.25 FEET; THENCE SOUTH 34°57'03" WEST, 187.43 FEET; THENCE NORTH 55°02'57" WEST, 95.25 FEET; THENCE NORTH 34°57'03" EAST, 173.76 FEET; THENCE SOUTH 55°02'57" EAST, 15.00 FEET; THENCE NORTH 34°57'03" EAST, 13.67 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF COMMON LOT "S" IN "SOUTH SHORES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 42, PAGE 02 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RAMPART BOULEVARD (VARYING WIDTH); THENCE SOUTH 38°25'18" WEST ALONG SAID RIGHT-OF-WAY LINE, 39.20 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 37°07'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 0.87 FEET; THENCE SOUTH 55°02'57" EAST, 438.95 FEET; THENCE SOUTH 34°57'03" WEST, 72.33 FEET; THENCE SOUTH 55°02'57" EAST, 193.00 FEET; THENCE SOUTH 34°57'03" WEST, 115.14 FEET; THENCE SOUTH 55°02'57" EAST 94.15 FEET; THENCE SOUTH 34°57'03" WEST, 95.00 FEET; THENCE SOUTH 55°02'57" EAST 63.67 FEET;

SEE ATTACHED CONTINUATION OF LEGAL DESCRIPTION

9 0 9 EXHIBIT A

THENCE SOUTH 34°57'03" WEST, 53.55 FEET; THENCE SOUTH 55°02'57" EAST 20.00 FEET; SOUTH 34°57'03" WEST, 156.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 34°57'03" WEST, 97.20 FEET; THENCE NORTH 55°02'57" WEST, 221.00 FEET; THENCE SOUTH 34°57'03" WEST, 159.98 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE MEAD BOULEVARD (VARYING WIDTH); THENCE NORTH 53°00'04" WEST ALONG SAID RIGHT-OF-WAY LINE, 10.01 FEET; THENCE NORTH 34°57'03" EAST, 256.82 FEET; THENCE SOUTH 55°02'57" EAST, 231.00 FEET TO THE POINT OF BEGINNING.

PARCEL 9:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF COMMON LOT "S" IN "SOUTH SHORES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 42, PAGE 02 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RAMPART BOULEVARD (VARYING WIDTH); THENCE SOUTH 38°25'18" WEST ALONG SAID RIGHT-OF-WAY LINE, 39.20 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 37°07'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 0.87 FEET; THENCE SOUTH 55°02'57" EAST, 438.95 FEET; THENCE SOUTH 34°57'03" WEST, 72.33 FEET; THENCE SOUTH 55°02'57" EAST, 80.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 55°02'57" EAST, 112.75 FEET; THENCE SOUTH 34°57'03" WEST, 115.14 FEET; THENCE SOUTH 55°02'57" EAST, 94.15 FEET; THENCE SOUTH 34°57'03" WEST, 110.09 FEET; THENCE NORTH 55°02'57" WEST, 129.65 FEET; THENCE NORTH 34°57'03" EAST, 17.16 FEET; THENCE NORTH 55°02'57" WEST, 44.05 FEET; THENCE NORTH 34°57'03" EAST, 20.64 FEET; THENCE NORTH 55°02'57" WEST, 33.20 FEET; THENCE 34°57'03" EAST, 187.43 FEET TO THE POINT OF BEGINNING.

PARCEL 11-A:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF COMMON LOT "S" IN "SOUTH SHORES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 42, PAGE 02 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RAMPART BOULEVARD (VARYING WIDTH); THENCE SOUTH 38°25'18" WEST ALONG SAID RIGHT-OF-WAY LINE, 39.20 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 37°07'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 0.87 FEET; THENCE SOUTH 55°02'57" EAST, 438.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 55°02'57" EAST, 140.60 FEET; THENCE SOUTH 02°12'25" EAST, 235.23 FEET; THENCE NORTH 55°02'57" WEST, 89.68 FEET; THENCE NORTH 34°57'03" EAST, 115.14 FEET; THENCE NORTH 55°02'57" WEST, 193.00 FEET; THENCE NORTH 34°57'03" EAST, 72.33 FEET TO THE POINT OF BEGINNING.

PARCEL 11B:

SEE ATTACHED CONTINUATION OF LEGAL DESCRIPTION

EXHIBIT A

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 20 AND THE NORTHWEST QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF COMMON LOT "S" IN "SOUTH SHORES" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 42, PAGE 02 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RAMPART BOULEVARD (VARYING WIDTH); THENCE SOUTH 38°25'18" WEST ALONG SAID RIGHT-OF-WAY LINE, 39.20 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 37°07'08" WEST ALONG SAID RIGHT-OF-WAY LINE, 0.87 FEET; THENCE SOUTH 55°02'57" EAST, 438.95 FEET; THENCE SOUTH 34°57'03" WEST, 86.00 FEET; THENCE SOUTH 34°57'03" WEST, 173.76 FEET; THENCE NORTH 55°02'57" WEST, 15.00 FEET; THENCE SOUTH 34°57'03" WEST, 20.64 FEET; THENCE SOUTH 55°02'57" EAST, 128.45 FEET; THENCE SOUTH 34°57'03" WEST, 17.16 FEET; THENCE SOUTH 55°02'57" EAST 44.05 FEET; THENCE SOUTH 34°57'03" WEST, 15.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°02'57" EAST, 63.67 FEET; THENCE NORTH 34°57'03" EAST, 15.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°02'57" EAST, 63.67 FEET; THENCE NORTH 34°57'03" EAST, 5.09 FEET; THENCE NORTH 02°12'25" WEST, 105.41 FEET; THENCE SOUTH 34°57'03" WEST, 89.10 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN TRAFFIC, VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THOSE CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS RECORDED APRIL 25, 1990 IN BOOK 900425 AS DOCUMENT NO. 00585, AND MODIFIED BY THAT CERTAIN FIRST AMENDMENT RECORDED SEPTEMBER 4, 1991 IN BOOK 910904 AS DOCUMENT NO. 01100, AND SECOND AMENDED RECORDED NOVEMBER 26, 1991 IN BOOK 911126 AS DOCUMENT NO. 00604, AND RE-RECORDED JANUARY 23, 1992 IN BOOK 920123 AS DOCUMENT NO. 00178, OFFICIAL RECORDS. (AFFECTS ALL OF SOUTH SHORES CENTER, A COMMERCIAL SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 51 OF PLATS, PAGE 19, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

D UNRUH
09-01-93 15:14 DB1 4
BOOK: 930901 INST: 01085
FEE: 8.00 RPTT: 7,540.00



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 8, 2013

Mr. Ken Fong
Fong Imperial Plaza Limited Partnership
1553 North Decatur Boulevard
Las Vegas, Nevada 89108

RE: - RQR-51555 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: SUP-3061
1571 North Decatur Boulevard(APN 138-25-503-003)

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **December 18, 2013** City Council meeting, at which time the Council may discontinue the use.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" elevations depicting the site. The submitted plans must show the off-premise sign as currently configured, including any embellishments, with full dimensional information. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than November 7, 2012 to pay the application fee of \$300.00, notification fee of \$500.00 and submit the required documents.

Failure to submit the above mentioned items will not prevent the item from being placed on the agenda for consideration by the City Council, and payment of fees will be required as a condition of approval, if the Required Review is approved. If the Required Review is denied, the Special Use Permit for this site shall be discontinued, and the use shall be required to cease.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Nora Lares, Agenda Technician
Department of Planning
Long Range Planning Division

cc:

Mr. Chad Harris
Las Vegas Billboards
5665 South Valley View Boulevard
Las Vegas, Nevada 89118

Mr. Mark Sabraw
Greater Nevada Planning
8610 South Eastern Avenue, Suite 8
Las Vegas, Nevada 89123

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov





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RECEIVED
NOV 11 2013

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GENERAL INFORMATION	
PARCEL NO.	138-25-503-003
OWNER AND MAILING ADDRESS	FONG IMPERIAL PLAZA L P 1553 N DECATUR BLVD LAS VEGAS NV 89108-1204
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	1571 N DECATUR BLVD LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 NE4 SEC 25 20 60 SEC 25 TWP 20 RNG 60
RECORDED DOCUMENT NO.	* 20070322:00742
RECORDED DATE	03/22/2007
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	207
APPRAISAL YEAR	2013
FISCAL YEAR	13-14
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2012-13	2013-14
LAND	42811	42811
IMPROVEMENTS	73863	71085
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	116674	113896
TAXABLE LAND+IMP (SUBTOTAL)	333354	325417
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	116674	113896
TOTAL TAXABLE VALUE	333354	325417

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.52 Acres
ORIGINAL CONST. YEAR	1963
LAST SALE PRICE MONTH/YEAR	0
LAND USE	3-55 COMMERCIAL NEIGHBORHOOD SHOPPING
DWELLING UNITS	0